



PLANNING COMMISSION AGENDA

December 9, 2013

6:00 P.M. CITY HALL

I. ANNOUNCEMENTS:

II. MINUTES:

Approval of the October 14, 2013 Planning Commission Meeting Minutes
Approval of the October 21, 2013 Planning Commission Workshop Minutes
Approval of the November 12, 2013 Planning Commission Minutes
Approval of the November 18, 2013 Planning Commission Workshop Minutes

III. PUBLIC HEARING-SWEARING IN:

"Do you solemnly swear or affirm that the responses given and statements made in this hearing before the Planning Commission will be the whole truth and nothing but the truth." If so, answer "I do".

IV. PUBLIC HEARING-CONSENT ITEMS:

(All matters included under the Consent Agenda are considered to be routine by the Planning Commission. They will be enacted by one motion in the form listed below, without separate discussion of each item, unless any person present – Planning Commissioner, Planning Staff or citizen -- requests an item or items to be removed from the Consent Agenda. Any item removed from the Consent Agenda will be considered separately at the end of the Consent Agenda. If you would like any of the items below considered separately, please say so when the Planning Commission Chairman announces the Consent Agenda.)

~NONE~

V. MISCELLANEOUS

A. Approval of the 2014 Planning Commission Calendar

B. Bike Share

Informational item to discuss the bike share feasibility study. (T. Davis)

C. Golden Mile Gateway

The Applicant is requesting a revision to the architectural elevations approved in conjunction with final site plan PC13-197FSI for the construction of a convenience store with gas sales and retail stores at the intersection of Baughman's Lane and Route 40. (NAC #5)(Reppert)

VI. OLD BUSINESS:

D. PC13-279MU, Master Plan, Crumland

The Applicant is requesting master plan approval for the Crum Property located on the west side of US Route 15. The master plan proposes 1,200 dwelling units and 1.3 million square feet of nonresidential space. The Applicant is also requesting modifications to Section 417, *Mixed Use Districts (MU-1 and MU-2)*, Section 606, *Lots and Blocks*, Section 607, *Parking and Loading Standards*, and Section 611, *Street Improvement Standards*.

This is the first of two required public hearings. (NAC #3)(Mark)

VII. NEW BUSINESS:

E. PC13-638FSU Final Subdivision Plat, Lot 1 and Lot 2 Frederick County Public School Site

The City is requesting approval to subdivide the Hargett Farm property located on Butterfly Lane into two lots in order to convey 12 acres to the Board of Education for a future Frederick County Public School site. (NAC 8)(Reppert)

F. PC13-639FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, Westside Regional Park

The City is requesting approval of a combined forest stand delineation and preliminary forest conservation plan in conjunction with the final subdivision plat for Lots 1 and 2, Frederick County Public School Site. The City is proposing to plant 20.97 acres of forest onsite. (NAC 8)(Reppert)

G. PC13-635PSU, Preliminary Subdivision Plat, Spring Bank

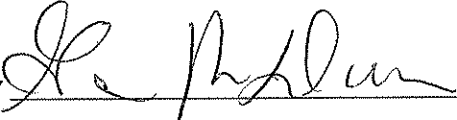
The Applicant is requesting approval of a preliminary subdivision plat in accordance with the previously approved master plan for the mixed use development located at 7945 Wormans Mill Road. The subdivision includes 73 townhouse lots, two nonresidential lots, and a park/open parcel. (NAC 4)(Reppert)

H. PC13-636PFCP, Preliminary Forest Conservation Plan, Spring Bank

The Applicant is requesting approval of the preliminary forest conservation plan associated with the Spring Bank master plan and preliminary subdivision plat. The Applicant is proposing to satisfy the 1.55 acre mitigation requirement through a combination of credits for tree canopy and fee-in-lieu of payment. (NAC 4)(Reppert)

I. PC13-817ZGA, Text Amendment, Section 404, Table 404-1 Use Matrix, Automobile Parts and Accessories

The Applicant is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for an amendment to Table 404-1 of the Land Management Code (LMC), entitled, the *Use Matrix*, to establish the retail sale of automobile parts and accessories as a permitted use in the Mixed Use (MU-1 and MU-2) zoning districts. **(Dunn)**

Approved for release by  on 12/3/2013

A complete and final agenda will be available for review prior to the meeting at the Planning Department located at 140 West Patrick Street and on the Internet at www.cityoffrederick.com. The meeting will be broadcast live on City Government Cable Channel 99 as well as streamed and archived on the City's website at www.cityoffrederick.com. For information regarding the agenda, minutes, or public meetings of the Planning Commission please contact Carreanne Eyler at (301) 600-6273. Individuals requiring special accommodations are requested to call 5 days prior to the meeting to make arrangements. The City of Frederick Government does not discriminate on the basis of race, color, national origin, sex, sexual orientation, religion, age, disability, marital status, veteran status or any other legally protected group in employment or in the provision of services.